



## Official copy of register of title

Title number EGL291578    Edition date 30.03.2021

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- Issued on 16 November 2023.
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- This title is dealt with by HM Land Registry Durham Office.

### A: Property register

This register describes the land and estate comprised in the title.

#### NEWHAM

- 1    (19.11.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being land on South side of King George V Dock, London.
- 2    (19.11.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date            : 7 November 1991  
Term            : 124 years from 1 January 1986  
Rent            : A peppercorn  
Parties         : (1) London Docklands Development Corporation  
                  (2) Royal Docks Management Authority Limited  
                  (3) London City Airport (Developments) Limited  
                  (4) John Mowlem and Company PLC  
NOTE: The lease contains options for surrender of parts of the land demised upon the terms therein mentioned
- 3    (19.11.1991) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.
- 4    (19.11.1991) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5    (19.11.1991) The land has the benefit of but is subject for the term stated therein to rights in case of emergency only to pass and repass over emergency accessways, contained in a Deed of Grant dated 7 November 1991 made between (1) London Docklands Development Corporation (2) London City Airport (Developments) Limited (3) London City Airport Limited (4) John



## A: Property register continued

Mowlem and Company PLC and (5) The Port of London Authority upon the terms therein mentioned.

*NOTE: Copy filed under EGL258669.*

- 6 (31.07.1992) By a Deed dated 29 November 1991 made between (1) London Docklands Development Corporation (2) Royal Docks Management Authority Limited (3) London City Airport (Developments) Limited and (4) John Mowlem and Company PLC the terms of the registered lease were varied.

*NOTE: Original filed.*

- 7 (17.07.1995) By a Deed dated 8 September 1994 made between (1) London Docklands Development Corporation (2) Royal Docks Management Authority Limited (3) London City Airport (Developments) Limited (4) John Mowlem & Company PLC and (5) London City Airport Limited the terms of the registered lease were expressed to be varied.

*NOTE: Copy Deed filed.*

- 8 (11.08.1999) By a Deed dated 23 March 1998 made between (1) London Docklands Development Corporation (2) Royal Docks Management Authority Limited (3) London City Airport (Developments) Limited and (4) London City Airport Limited the terms of the registered lease were expressed to be varied.

*NOTE: Copy Deed filed.*

- 9 (11.08.1999) By a Deed dated 30 June 1999 made between (1) The Urban Regeneration Agency (2) Royal Docks Management Authority Limited (3) London City Airport (Developments) Limited and (4) London City Airport Limited the Deed of Variation dated 23 March 1998 referred to above was rectified as therein mentioned.

*NOTE: Copy Deed filed.*

- 10 (12.01.2004) By a Deed dated 5 December 2003 made between (1) London Development Agency (2) Royal Docks Management Authority Limited (3) London City Airport Jet Centre Limited and (4) London City Airport Limited the terms of the registered Lease were varied

*NOTE: Copy deed filed.*

- 11 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

- 12 The landlord's title is registered.

- 13 (23.03.2007) As to the part edged and lettered X in green on the title plan. Lease determined. Register closed.

- 14 (23.03.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 12 February 2007 made between (1) City Aviation Properties Limited and others and (2) Docklands Light Railway Limited.

*NOTE: Copy filed under EGL519266.*

## A: Property register continued

- 15 (20.04.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 16 (16.04.2010) The land has the benefit of the rights granted by a Deed dated 24 February 2010 made between (1) City Aviation Properties Limited (2) North Woolwich Properties Limited (3) London City Airport Limited and (4) West Silvertown Properties Limited for a term of 8 years from 24 February 2010.

*NOTE: Copy filed.*

- 17 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

*NOTE: Copy filed under EGL240722.*

- 18 (12.07.2017) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 19 (12.07.2017) As to the part edged and lettered Y in green on the title plan Lease determined. Register closed.
- 20 (12.07.2017) As to the part edged and lettered A in green on the title plan Lease determined. Register closed.

- 21 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the Tail Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

*NOTE: Copy filed under EGL518110.*

- 22 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the R Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

*NOTE: Copy filed under EGL518110.*

## B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (30.03.2021) PROPRIETOR: DOCKLANDS AVIATION GROUP LIMITED (Co. Regn. No. 05879149) of City Aviation House, London City Airport, London E16 2PB.
- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the



## B: Proprietorship register continued

proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.

- 4 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the Tail Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 5 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate , or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the R Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 6 (30.03.2021) The price stated to have been paid on 15 March 2021 was £21,970,000.
- 7 (30.03.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.
- 8 (30.03.2021) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

## C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (19.11.1991) The land tinted pink on the title plan is subject to the following restrictive stipulations:-  
  
No manufacture trade business or operation of a noisome dangerous or noisy kind shall be carried on in or upon the land or any building thereon and no building shall be used as an Hotel Public House or Tavern or for the sale of beer wine and spirits.
- 2 (19.11.1991) Two Conveyances of the freehold estate in the land tinted pink and tinted blue on the title plan and other land, one dated 29 December 1859 made between (1) Sir Samuel Morton Peto Baronet and George Parker Bidder and (2) Victoria (London) Dock Company, and the other dated 20 February 1860 made between (1) Victoria (London) Dock Company (2) George Parker Bidder and (3) Sydney Gedge, contained restrictive stipulations against the erection of Docks without the written permission of the Victoria (London) Dock Company, and were made subject to the rights and powers of the Dagenham Commissioners as to the construction maintenance and repair of sea walls and drainage and other works of a like nature and generally to the Acts relating to Commissions of Sewers.
- 3 (19.11.1991) A Conveyance of the freehold estate in the land tinted yellow on the title plan dated 1 September 1921 made between (1) Colonel Auberon

## C: Charges register continued

Claud Hegan Kennard (Vendor) and (2) Thomas Rose Clemens (Purchaser) contains the following covenants:-

And the Purchaser for himself his heirs and assigns hereby covenants with the Vendor that no manufacture trade business or operations of a noisome dangerous or noisy kind shall be carried on in or upon the said land hereby conveyed or any buildings thereon and no building thereon shall be used as an Hotel or Public House or Tavern or for the Sale of Beer wine and spirits.

4 (16.04.2010) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

5 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other titles.

NOTE: Charge reference EGL240722.

6 (06.08.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.

7 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	16.04.2010 Edged and numbered 2 in blue	Warehouse, Hartmann Road	24.02.2010 8 years from 24/02/2010	EGL570410
2	12.11.2018 Edged and numbered 3 in blue	Land at Rymill Street, Silvertown	09.07.2018 From 9 July 2018 to 1 September 2022	

End of register

